



The Street, Rickinghall, Diss, IP22 1BN
Guide Price £185,000



A SPACIOUS, (OVER 900 SQ FT) CHARACTERFUL TWO BEDROOM COTTAGE OCCUPYING A PRIME POSITION WITHIN THIS SOUGHT AFTER VILLAGE. NO ONWARD CHAIN.

The Street, Rickinghall

Key Features

- Over 900 sq ft
- X2 Reception rooms
- Outbuilding
- Potential for 3 bedrooms
- No onward chain
- Great potential to reveal period features
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

SITUATION

Found in a pleasing prominent position within the centre of the village the property is within a short stroll of facilities and surrounded by similar attractive period properties. The village of Rickinghall adjoins Botesdale has proved to have been a desirable village over the years with a lovely assortment of many period and modern properties whilst still retaining an excellent range of amenities and facilities including health centre, boutique shops, supermarket, public house, schooling, church and transport links. The nearby market town of Diss is found just 7 miles to the east which provides a more extensive range of day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises a two bedroom mid-terrace cottage believed to date back some 150 years and with mellow red brick elevations under a pitched clay tiled roof and with solid wood casement windows and doors. Deceptive in size the property offers particularly spacious accommodation for a two bedroom property being in the regions of 900 sq ft. There is further perhaps the opportunity of converting the bathroom at first floor level to a third bedroom with the creation of a shower room within the second bedroom still retaining three good size rooms at first floor level.

EXTERNALLY

The property is set back off the road with the gardens found to the rear aspect of the house being of a generous size and predominantly laid to lawn having a good deal of privacy/seclusion. To the rear boundaries a side gate gives access to a large outbuilding (demised to the property) and measuring 15' 8" x 8' 0" (4.78m x 2.44m) and of timber construction upon a concrete base and giving useful external storage.



The Street, Rickingham

The rooms are as follows

ENTRANCE HALL: 4' 2" x 3' 10" (1.28m x 1.19m) With stairs rising to first floor level. Two brace and batten doors giving access to the reception rooms. Good floor to ceiling height throughout.

RECEPTION ROOM ONE: 15' 3" x 9' 3" (4.67m x 2.83m) With window to the front aspect. French doors to rear giving access to the garden room. Further internal door to side. A focal point of the room is the open fireplace.

RECEPTION ROOM TWO: 15' 6" x 8' 9" (4.74m x 2.67m) Again with window to the front aspect to rear giving access to the kitchen area. Door to side giving access to the inner hall.

INNER HALL: 2' 3" x 3' 1" (0.69m x 0.96m) Providing access to the wc. (measuring 4' 10" x 3' 1" (1.49m x 0.96m) (Solely comprising of a low level wc)

KITCHEN/BREAKFAST ROOM: 9' 3" x 9' 11" (2.82m x 3.04m) With window to the rear aspect giving pleasing views onto the rear gardens. The kitchen offers a good range of wall and floor unit cupboard space with roll top work surfaces, tiled splashbacks, inset stainless steel sink with drainer, four ring electric hob to side with extractor above and oven to side.

GARDEN ROOM: 9' 1" x 7' 7" (2.79m x 2.33m) Found to the rear aspect of the property having external access onto the rear gardens. French doors giving access to reception room one, (upvc roof).

FIRST FLOOR LEVEL:

LANDING: 2' 10" x 9' 6" (0.88m x 2.92m) Stairs rising from ground floor level. Brace and batten internal doors giving access to the two bedrooms and bathroom. Access to loft space above.

BEDROOM ONE: 15' 3" x 9' 3" (4.67m x 2.83m) With window to the front aspect and being a spacious double bedroom. Focal point to side is the ornate fireplace. Walk in storage cupboard over stairs measuring 5' 1" x 3' 3" (1.56m x 1.00m) With window to front.

BEDROOM TWO: 12' 3" extending to 15' 7" x 9' 2" (3.75m extending to 4.76m x 2.81m) With window to the front aspect being a double bedroom.

BATHROOM: 9' 3" x 10' 0" (2.83m x 3.05m) With window to the rear aspect comprising of panelled bath, low level wc, wash hand basin and with airing cupboard to side housing the hot water cylinder.

OUR REF: 7403



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